

MINUTES
REGULAR MEETING OF THE MIDLAND CITY HOUSING COMMISSION
MONDAY, MARCH 2, 2015, 3:00 P.M.
333 W. ELLSWORTH STREET
CITY COUNCIL CHAMBERS ROOM
MIDLAND, MICHIGAN

1. Roll Call

PRESENT: Burgess, Mortensen, Garchow and Loose

ABSENT: Wright

OTHERS

PRESENT: Brad Kaye; Community Development Director; Grant Murschel, Community Development Planner; and Kim Samborn, Manager of Senior Housing.

2. Approval of Minutes

- a.) December 1, 2014 Regular Meeting
- b.) February 9, 2015 Special Meeting

It was moved by Mortensen and seconded by Garchow to approve the meeting minutes of both the regular meeting of December 1, 2014 and the special meeting of February 9, 2015, with the revision to properly account for Commissioner Wright's attendance during the special meeting on February 9. Motion passed unanimously (4-0).

3. Public Comments

There were no public comments made during this portion.

4. Reports

- a.) Senior Housing Updates – Kim Samborn

Samborn updated the Commission regarding the recent happenings at both Washington Woods and Riverside Place including a detailed background on the recent discovery of asbestos in floor tiles and glue used on those tiles in Washington Woods. Although the presence of asbestos in older buildings such as Washington Woods is not unusual, several measures have since been taken to address the immediate needs of the facility, in a manner which maintains the safety of the building and its occupants, and also keeps both staff and the residents informed. Full facility surveys for asbestos will take place this week at both Washington Woods and Riverside. More will be known about the extent of asbestos present in the building and any potential concerns caused by its presence once the results of the full building survey are received.

Mortensen wondered about the next steps once more information is known. Kaye and Samborn indicated that the decision can be to fully remove and abate the asbestos or to encapsulate it. The extent of what is found and the current condition of the materials will be used to inform the decision making process on which one to choose.

Samborn further reported on the ongoing fire system upgrades happening at each facility and the occupancy levels at both.

5. New Business

a.) Community Development Block Grant 2015-16 Budget

Murschel presented the staff proposed budget for the 2015-16 program year. He explained that since the Commission last met, HUD released the anticipated CDBG yearly allocation estimates. The city now anticipates receiving \$233,381 this upcoming year, which was almost \$50,000 more than what was anticipated by staff prior to the release. Overall, staff has calculated that \$318,381 will be available in funds to allocate for the year.

Mortensen commented that she agreed with staff's assessment that many of the proposed projects are funded based upon the urgency of the need. She agreed with what was proposed but indicated that she would like to see Midland Area Homes awarded more for minor housing repairs since the need is so great.

Garchow commented that he would like to see more funding given to Cancer Services and Midland Community Former Offenders Advocacy and Rehabilitation. While he understands the request by Cleveland Manor for the security cameras, he does not believe the security camera need is as urgent as the needs met by Cancer Services and MCFOAR.

Loose agreed with the comments made by Garchow and Mortensen and further indicated that he thinks what is proposed appropriately meets the needs of the applicants. Burgess agreed.

It was moved by Mortensen and seconded by Garchow to amend the proposed staff budget, as outlined in the staff report dated February 26, 2015, to increase the award amounts to 1) Midland Area Homes for Minor Home Repairs by \$5,000 to \$15,000 in total, to 2) Cancer Services by \$2,500 to \$7,500 in total and to 3) Midland Community Former Offenders by \$2,500 to \$7,500 in total; and to decrease the award amounts to 1) Cleveland Manor by \$5,000 to \$38,000 in total, which is to fund the parking lot lighting request but not the request for security cameras, and 2) Big Brothers Big Sisters of the Great Lakes Bay Region by \$5,000 to \$17,000 in total. The motion passed unanimously (4-0).

6. Old Business

a.) Fair Housing Plan Update

Murschel presented the revised Fair Housing Plan and indicated that the changes made were to update the data to the most recent available, source the impediments within the text, and then revise the conclusions and recommendations to include the requests made by the Commission, as explained in the staff report.

Mortensen explained that she would like to see more of a detailed action plan as part of the final portion of the plan. She understands the general recommendations that are listed but believes more of a checklist should be proposed. Burgess commented that he would like to see fair housing listed as a regular agenda action item during future meetings in order to ensure regular review of what needs to be accomplished.

Murschel noted the requested by the Commission and assured them that the requested changes would be made and the plan would be back in front of the Commission during the next meeting.

7. Communications

a.) 5-Year Consolidated Plan; Housing & Homeless Needs Assessment/Housing Market Analysis

Murschel updated the Commission on the need to review and ultimately recommend to City Council approval of the 5-year Consolidated Plan which is set to begin at the beginning of the upcoming program year. He indicated that he is working on completing the housing and homeless needs assessment and the housing market analysis which are two vital parts.

The Commission agreed to schedule a special meeting within March to review the proposed plan. The Commission decided on Monday, March 23, 2015 at 3 p.m. for the special meeting.

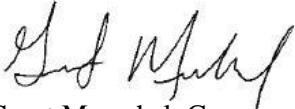
8. Future Meeting Date

- a) March 23, 2015 – Next special meeting
- b) June 1, 2015 – Next regular meeting

5. Adjournment

The meeting was adjourned by Chairman Loose at 4:45 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Grant Murschel', is written over a light gray rectangular background.

Grant Murschel, Community Development Planner

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE MIDLAND CITY HOUSING COMMISSION.